



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



October 1, 2009

Jon Sanabria  
Acting Director of Planning

TO: Supervisor Don Knabe, Chair  
Supervisor Gloria Molina  
Supervisor Mark Ridley-Thomas  
Supervisor Zev Yaroslavsky  
Supervisor Michael D. Antonovich

FROM: Jon Sanabria  
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SUBJECT: **RESPONSE TO BOARD MOTION TO INITIATE PROGRAM 10:  
INCLUSIONARY HOUSING PROGRAM, AND PROGRAM 12: SMALL  
LOT SUBDIVISIONS, OF THE HOUSING ELEMENT (AUGUST 5, 2008,  
ITEM #68)**

At the public hearing for the Los Angeles County Housing Element on August 5, 2008, the Board instructed the Department of Regional Planning (DRP) to initiate the required feasibility studies for establishing a program for small lot subdivisions and an inclusionary housing policy, and report back to the Board within a year.

**Program 10: Inclusionary Housing Program**

The intent of Program 10 of the Housing Element is to consider the feasibility of establishing an inclusionary housing program for the unincorporated areas.

Over the course of the year, the DRP staff prepared an extensive literature review of research on inclusionary housing, distributed and analyzed a stakeholder survey, and met with numerous stakeholders, including but not limited to planners from other local jurisdictions, building industry representatives, housing advocates, researchers and housing developers to discuss the pros and cons of inclusionary housing. The DRP staff also worked closely with CDC staff and the Housing Advisory Committee to identify key issues.

The DRP staff is currently finalizing the study, but will need additional time to ensure that all stakeholder comments are accurately represented. In addition, the staff needs time to further explore the implications of a recent court decision on *Palmer/Sixth Street Properties v. City of Los Angeles*, which could have major impacts on some inclusionary housing policies. Furthermore, the staff plans to provide briefings to the Board office planning deputies, CEO and the Regional Planning Commission prior to submitting the report to the Board. The Department will provide another status report no later than December 1, 2009.

## **Program 12: Small Lot Subdivisions**

The intent of Program 12 of the Housing Element is to consider the feasibility of establishing a small lot subdivision program for the unincorporated areas.

The Department has finalized the study, which is attached to this memo.

If you have any questions regarding these studies, please contact Connie Chung at (213) 974-6417 or [cchung@planning.lacounty.gov](mailto:cchung@planning.lacounty.gov).

JS:RCH:CC

c: Chief Executive Office, Attn. Lari Sheehan  
County Counsel  
Executive Office  
Department of Public Works  
Community Development Commission

Attachment:

Los Angeles County Small Lot Subdivision Program Feasibility Study